

## POPPERION TO BE TRANSFORMED INTO SUPERB RESIDENCE DISTRICT; PLACE HAS A UNIQUE HISTORY

Popperion Place is to be transformed into one of the most beautiful and one of the best regulated residence districts to be found in the west. Samuel Newhouse, whose purchase of the property was announced in The Herald yesterday, has well defined plans for the adornment of the property; these plans will involve the expenditure of a large sum of money; many new ideas will be worked out; a tremendous amount of work is to be done at once, and in this, as in his other ventures, the purchaser is to indicate his abiding faith in the future of Salt Lake City and Utah.

Mr. Newhouse, on his return from Europe, will outline many of his plans in detail. Before leaving he spoke of them in a general way, and said that the name of the addition is to be changed. Popperion Place, as a name, will in a few days pass into history. It will be succeeded by some more distinctive title, chosen, it is said, by Mrs. Newhouse.

In the next place, Mr. Newhouse is to employ the best landscape gardener to be had either in this country or Europe, and this man will lay out a comprehensive scheme as the basis for all future improvements. The ground presents wonderful opportunities for the exercise of the landscape gardener's art.

**Many Advantages of the Place.** The residence district. It is on high ground, overlooking the city. It is bounded on the north, east and south in such a way that no cheap additions can ever mar its beauty. The ground is already improved in many ways. A good plan, third avenue, 100 feet wide, extends through the center and connects with the Penrose drive; the Washington drive enters it from the west and connects with the Penrose drive after passing through the addition; the federal government is already expending large sums of money in the erection of officers' quarters along Penrose drive in the eastern part of the city, and that part of the Fort Douglas military reservation adjoining Popperion on the east is to be transformed into a beautiful park. The government has already expended \$100,000 for this purpose from Red Butte canyon. Popperion has good water service from the city. In addition to this, it has a water right of its own, and here can be developed, whenever necessary, 500,000 gallons a day.

**Change of Street Car Service.** Street car service for Popperion will be above criticism when the new Utah Light & Railway company are carried out. The line that now runs to Fort Douglas from the city will be abandoned. The first avenue line is already abandoned. Henceforth the route to Fort Douglas from the city will be by way of Popperion. Popperion on West street and Penrose drive will be a beautiful park. The government has already expended \$100,000 for this purpose from Red Butte canyon. Popperion has good water service from the city. In addition to this, it has a water right of its own, and here can be developed, whenever necessary, 500,000 gallons a day.

**Work to Be Done at Once.** Improvements which Mr. Newhouse has in mind and which will be started as soon as the weather will permit in the spring will include the paving with asphalt and macadam of the number of the

principal streets; the erection of highly artistic entrance to the addition; the placing of air public service pipes and wires in the alleys; the planting of large trees in order that shade may be secured at the earliest date possible; the grading of the ground and the parking of the streets.

Third avenue will be parked for thirty feet each side of the property line. This parking will include the sidewalk and two rows of trees. All houses are to be set back thirty-five feet from the property line, so that all residences will be removed at least sixty-five feet from the drive. This avenue connects with Penrose drive on the west side and with Penrose drive on the east. It is Mr. Newhouse's intention to make this one of the most beautiful residence avenues in the United States.

**Some Beautiful New Homes.** The announcement that Henry Ives Cobb, the New York architect who designed the New York City City Hall, has purchased Popperion Place, has caused a great deal of interest. It is the announced intention to expend \$250,000 in making the initial improvements in the place.

When it is known that Popperion Place covers 140 acres and that there is a street frontage of six miles, few realize the magnitude of the undertaking. The street frontage is on one straight line. It would make a continuous avenue reaching from the city to the Fort Douglas reservation, with both sides of that street available as desirable residence sites.

**Fight of Charles Popper.** Popperion Place has had an interesting history. It is the only piece of ground in the United States entered in the name of the man who made the entry in the official records in the department of Washington. It is known as the "Charles Popper" tract.

It came about in this way: In 1880 Charles Popper, a young man living in Salt Lake City, as the result of a quarrel with a neighbor, Young over the running of a shaft, killed him and was sentenced to the penitentiary. He was then transferred to the city jail. It was then that Mr. Popper met and was taken in by the little rascal in the eastern portion of the land.

**Taken in by Uncle Sam.** When in 1882 General P. E. Connor established Fort Douglas he appropriated four square miles of ground for the exclusive use of the military reservation. Included in this was the Popper tract. Later when General Connor succeeded to the command of the fort, he discovered that Mr. Popper had been taken in by the little rascal in the eastern portion of the land.

**Real Fight Begins.** Most men would have given up the fight after these successive defeats. Not so Charles Popper. He was just getting warmed up to the contest. In the meantime he had discovered and developed the Queen of the Hills mine in Idaho, and this was paying him \$50,000 a month. He moved with his family to Washington and entered upon a siege of congress that lasted for eleven years. His object was to get a special act confirming his title to Popperion. Sometimes he would get a bill through one house or the other, only to lose it between the houses, and in this way he kept between the houses for eleven years. Finally his bill passed the house and reached the senate. The senate was then in session, and Senator Tom Bowen of Colorado it was rushed through and received the signature of Grover Cleveland, who was then president. Popper had won after twenty-five years' continuous fighting.

**When Colborn Came to Town.** In 1888 Edward E. Colborn came to Salt Lake City. The boom was then at its zenith. The object of the judge was to secure a large tract of land and make of it an exclusive residence section. His first attempt was in the vicinity of Liberty park, but as the land there was already purchased by five and six-acre tracts he found the prices jumping too fast for him as his object became known, and he went to the corner to the home of Anderson's tower, north of the city, where the peculiar advantages of the Popperion tract appealed to him. It would be a large tract of land and make of it an exclusive residence section. His first attempt was in the vicinity of Liberty park, but as the land there was already purchased by five and six-acre tracts he found the prices jumping too fast for him as his object became known, and he went to the corner to the home of Anderson's tower, north of the city, where the peculiar advantages of the Popperion tract appealed to him.

**Twenty Years' Hard Work.** In the transfer to Samuel Newhouse Judge Colborn made a complete change of name. The name of the tract was changed to "Newhouse" and the name of the man who made the entry in the official records in the department of Washington. It is known as the "Charles Popper" tract.

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**Good Effect of the Deal.** The announcement of the purchase of Popperion Place by Mr. Newhouse gave rise to much comment in the city. A purchase of such magnitude just at this time, when terror seems to have settled down upon so many communities, was considered a bold move. It is proof of the abiding faith men have in the future greatness of this city. It is proof of the abiding faith men have in the future greatness of this city.

**Problems Disappear in Alley After Attempting to Enter a Store and a Residence.** There was a burglar in the vicinity of Second West and First South streets early yesterday morning. The thieves first tried to break into the grocery store of G. A. Anderson, at 227 West First South street. In this they failed, and went around the corner to the home of B. B. Farris, at 131 South Second West street. There, it is said, they attempted to force up a window, but for some reason abandoned their efforts and hurried away.

**Riley Shadows Burglars.** The men were seen by Policeman Riley as they tried to force their way into Anderson's grocery store. He followed them to the Farris house, intending to arrest them when they entered the place. As they did not carry out their evident intention of committing a burglary, the policeman continued to follow them to see what their next move would be.

**MUSE IS FLOURISHING.** The following verses were sent into The Herald by a woman who has labored for the "Clean City" and is willing to do her part in keeping her "front walk" clean:

In the good old summer time,  
In the good old summer time;  
Strolling up and down our streets  
And up and down our streets  
You'll find the sidewalks strewn with trash  
All up and down the line.  
And yet there's nothing doing  
To keep our city looking fine.

In the good old winter time,  
In the good old winter time,  
The snow stays on the sidewalks  
Till the sun begins to shine.  
And yet there's nothing doing  
(No, it's sticky, sooty slime).  
We slip and slide and flounder—  
In the good old winter time.

Let's hope there'll come a better time,  
Now almost any time.  
When you will care for your front walk  
And keep it clean and fine.  
But if we don't "get busy"  
And make our city shine,  
Then we'll be "left behind"  
In the way of levying fines.

**SPECIAL MUSIC ARRANGED.** Program Announced for Evening Service in Methodist Church. Edward O. Kimball, the organist at the First Methodist church, has arranged the following musical program tonight preceding the regular Sunday evening service.

Religious march on themes from "Lohengrin," by R. Wagner, T. Dubois (a) Traumer (cello solo) Schumann (b) Berceuse in G, arr. for organ by Kimball (c) Melody in G (d) Andante from Beethoven's Fifth (e) Prayer in A flat (f) "Lost Chord" (g) The Social Revolutionary Movement in Russia.

Rev. Thomas Van Ness is pastor of the Second Church of Boston, which was established 257 years ago. He formerly occupied Unitarian pulpits in Denver and San Francisco.

**TO DELIVER LECTURE.** Rev. Thomas Van Ness of Boston arrived in Salt Lake City on Tuesday evening on the "Social Revolutionary Movement in Russia."

Van Ness is pastor of the Second Church of Boston, which was established 257 years ago. He formerly occupied Unitarian pulpits in Denver and San Francisco.

**Dividend Notice.** SALT LAKE SECURITY & TRUST company, 22 Main street, has declared its seventh annual dividend at the rate of 7 per cent per annum on its paid up capital of \$250,000, payable on and after Jan. 25, 1908. The surplus of \$250,000 remains unchanged.

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